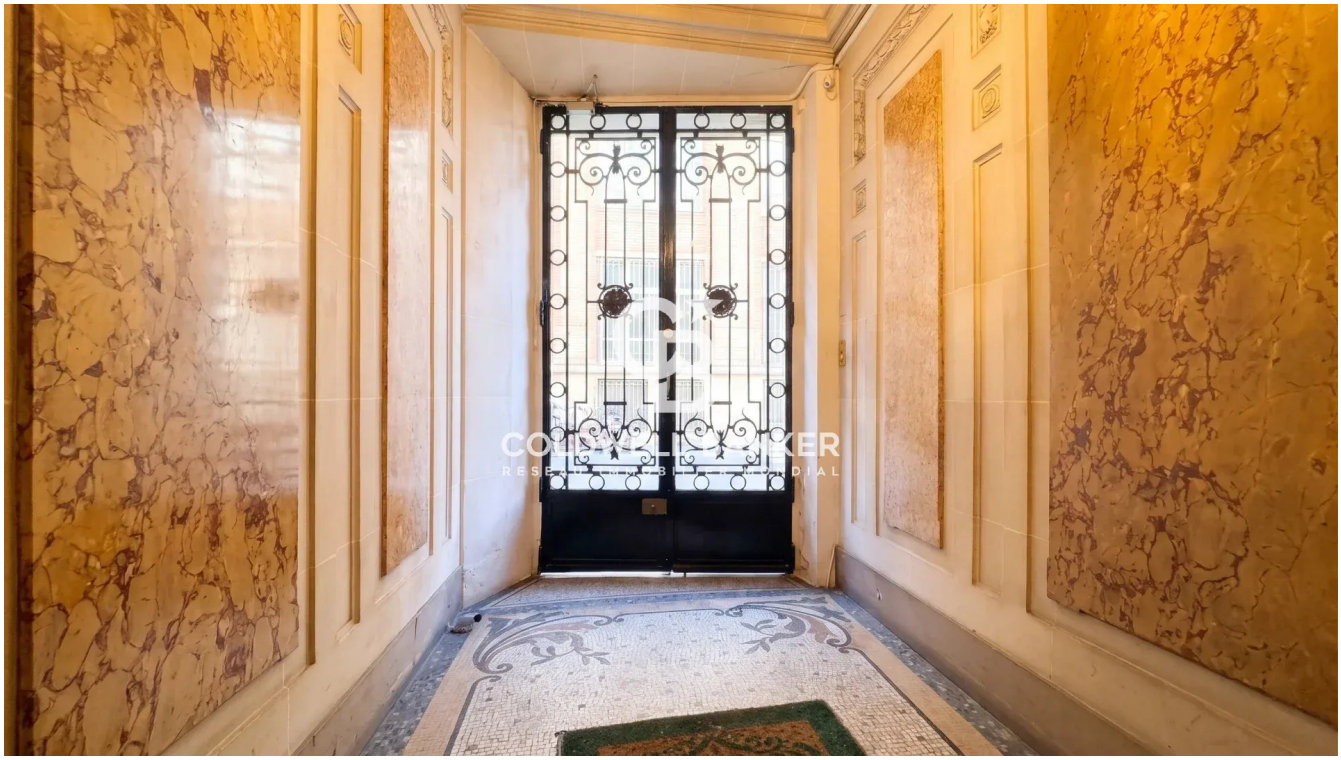
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 63 m²



SALE PRICE : 645 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of the highly sought-after Laumière neighborhood, very close to the Bassin de la Villette and the Canal de l'Ourcq, discover this beautiful 4-room apartment (63 sqm Carrez law).

Nestled on the 4th floor with an elevator in a beautiful, high-standing Haussmannian building (secured with a concierge), this property will charm you with its authentic appeal, generous volumes, and incredible natural light.

You will enjoy a vast double living room of 28.5 sqm bathed in light. The period charm is beautifully preserved with its original hardwood floors, superb moldings, and high ceilings.

The apartment features a large master bedroom and an office, perfect for remote work or to set up a child's bedroom. It also includes a separate kitchen, a recently modernized shower room, and a separate toilet.

While the property already benefits from excellent technical features, a few cosmetic updates will allow you to personalize certain rooms to create a truly bespoke home.

Only a 2-minute walk to the Bassin de la Villette (MK2 cinemas, lively quays, terraces, and promenades).

A few minutes' walk from the famous Parc des Buttes-Chaumont.

In the immediate vicinity of the Halle Secrétan, its renowned food shops, and local restaurants.

Excellent transport links: Laumière metro station (Line 5) at the end of the street, and Jaurès station (Lines 2, 5, 7bis) just a few steps away.

EPC rating D (a rare and highly sought-after energy rating for older buildings) and recent double-glazed windows.No co-ownership works required: The common areas have just been completely refurbished.
A cellar completes this property.

Do not miss this opportunity to acquire a high-quality property in one of the most vibrant and sought-after areas of the 19th arrondissement.

For more information or to schedule a viewing, please contact us.

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FEATURES

Property type:	Apartment	Area:	63.01 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 224

Greenhouse gas emissions (GHG) index: D 49

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